Foggy Bottom and West End
Advisory Neighborhood Commission (ANC-2A)

c/o St. Mary's Court 725 24th Street, N.W. Washington, D.C. 20037 (202) 736-1775

July 10, 2003

MS. CAROL MITTEN
Chairperson
Zoning Commission
441 4th Street NW
Suite 210
Washington, DC 20004

Re: Zoning Commission Case #03-11/Proposed Consolidated Planned Unit Development and Zoning Map Amendment for the Former Columbia Hospital for Women/2425 L Street NW.

Dear Ms. Mitten:

This will certify that Advisory Neighborhood Commission 2A (ANC-2A), at a properly-noticed, special public meeting held on December 29, 2002, at which all four seated ANC Commissioners were present, adopted resolution #02-12B, unanimously supporting the above-titled application.

The ANC-2A wholeheartedly supported the application for review and approval of the redevelopment of the property as proposed by High Street Columbia, LLC, a wholly-owned subsidiary of Trammell Crow. At that meeting, the ANC authorized Commissioner Richard Price (ANC-2A02), in whose Single Member District this property is located, with the assistance of Elizabeth Elliott, immediate past Chair of ANC-2A during the approval process of this project, to represent the ANC. Further, should Commissioner Price or Ms. Elliott be unable to present testimony for the ANC, the Commission authorized current ANC Chair, Dorothy Miller to do so.

The Home Rule Charter for the District gave ANC's the power to represent local residents in expressing community concerns before District agencies and decreed that the concerns expressed by the ANC be given "great weight" and that a written rationale be given should the agency take a position different from that of the ANC.

Sincerely,

Dorothy Miller

Dorothy Miller
Chair

ZONING COMMISSION
District of Columbia
Case 03-11
Exhibit 31

ZONING COMMISSION
District of Columbia
CASE NO.03-11
EXHIBIT NO.31

July 10, 2003

Testimony for ANC-2A (represented by Richard Price) before the Zoning Commission/ZC Case No. 03-11/Plans for Redevelopment of Columbia Hospital for Women/2425 L Street NW (Square 25, Lot 806)

Dear Chairperson Mitten and Zoning Commission Members:

I am Richard Price and I am here this evening to represent Advisory Neighborhood Commission 2A, and to present, briefly, the views of our ANC regarding our wholehearted support of the proposed redevelopment and adaptive reuse of the now-historically-landmarked Columbia Hospital for Women site.

Working together and with the administration of the Columbia Hospital for Women (CHW), in the kinder, gentler era of 1987, our elected Advisory Neighborhood Commission 2A (ANC-2A) and our citizens' group, the Foggy Bottom Association (FBA), had the foresight to protect our community by creating a passive, but potentially very valuable asset. The ANC along with the FBA entered into an agreement and covenant with CHW that runs with the land, and limited the development of the site to considerably less than matter-of-right.

Many of the community members, myself included, and leaders involved with that agreement were and are long-term residents of Foggy Bottom/West End and are still active in community matters.

Sixteen years later, in the Spring of 2002, the CHW ceased to operate as a hospital. In August of 2002, the Board of Directors of the FBA, our fifty-year-old, non-profit citizens' association whose membership represents nearly 500 households throughout Foggy Bottom/West End, immediately began working with the new property owner—High Street Columbia, LLC, a wholly-owned subsidiary of Trammell Crow—to ensure the maximum value of our asset for the entirety of the FB/WE community. The immediate goal was to convert our asset into a permanent vehicle for the continued protection and enhancement of our residential neighborhood, as well as to seek superior benefits for the City as a whole. We believe these important goals have been achieved.

In a very public process over a period of many months, with the review of, and the unanimous support from, the ANC and the community as a whole, the FBA, led by its President and Board of Directors, negotiated an agreement that we believe will create a "turning point" for FB/WE. Trammel-Crow's application for a PUD project to redevelop the Columbia Hospital for Women represents the end-product of this long and diligent effort between the Trammell Crow Company and the community to find a solution for development of a pivotal block. After many false starts, including the 1970s failed "Plan for the West End" and after years of what we perceive as anti-resident, over-development by our numerous non-profit neighbors, we believe the Columbia Hospital for Women signifies the first step in the revitalization of the permanent, tax-paying residential community here in FB/WE.

In recent years this Commission has strongly urged neighborhood groups to attempt to work with private developers to find solutions that avoid the need for contentious litigated zoning cases, and as the Commission knows, there have been a number of lengthy and hard-fought zoning cases in the Foggy Bottom/West End area over the past decade. (One of our long-term ANC Commissioners was recently overheard commenting publicly that she didn't quite know how to proceed in the CHW case since the ANC was in full support of the project.) While we originally thought that this project offered an opportunity to avoid a contested-case proceeding through a straight rezoning, we now

agree with the Office of Planning's and the Zoning Commission's approach to maintain the underlying residential zoning through implementing a PUD solution for this project. We thank both OP and the Commission for your insight and direction in that matter.

To recap, this application achieves a number of important goals of the Comprehensive Plan, including:

1. the designation of the hospital building and its site as an historic landmark;
2. the provision of additional housing in a neighborhood that has lost permanent resident housing in recent years;
3. the provision of much-needed neighborhood-serving retail (i.e. a grocery store); and
4. the stabilization of Foggy Bottom/West End as a permanent residential neighborhood.

We thank you for considering the Applicant's presentation and urge you to approve this PUD.